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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



FIELD LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay Fronted Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Off Road Parking And Enclosed Rear
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional bay fronted semi-detached home offered with no upward chain and occupying a popular residential location. The property currently offers two/three bedroomed accommodation as the master bedroomed is currently split onto two rooms. The property also provides off road parking, good size rear garden and would be ideal for the first time buyer.

The accommodation benefits from gas fired central heating and double glazing and briefly comprises:- entrance lobby, lounge and dining kitchen. To the first floor the landing provides access to two/three bedrooms as the master bedroom is currently split into two bedrooms and may be converted back to one room, if required and bathroom with a three piece suite. Outside, there are gardens to front and rear elevations, the front incorporates a driveway providing off-road parking.

Field Lane is well situated for Cavendish Close, Chaddesden Park and Lees Brook schools, Chaddesden Park and local amenities together with excellent road links for the A52, M1 motorway, A50 and M1 motorway.

Room Measurement & Details

Entrance Hall:

Lounge: (12'8" x 13'11") 3.86 x 4.24

12'8 Into Bay

Dining Kitchen: (15'6" x 8'5") 4.72 x 2.57

15'6 To Chimney Breast

First Floor Landing:

Bedroom One - Which is currently split into two and may be converted to an original master bedroom:

Bedroom (Non-private): (8'9" x 7'6") 2.67 x 2.29

Bedroom: (10'10" x 5'1") 3.30 x 1.55

Bedroom Two: (8'4" x 10'2") 2.54 x 3.10

Bathroom: (7'2" x 7'1") 2.18 x 2.16

Outside:

There are gardens to both front and rear elevations together with a driveway providing off-road parking.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 775 ft² / 72 m²
Plot Area: 0.06 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY272990

Tenure: Freehold

Local Area

Local Authority: Derby
Conservation Area: No
Flood Risk:
 • Rivers & Seas: No Risk
 • Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 7 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage:
 (based on calls indoors)



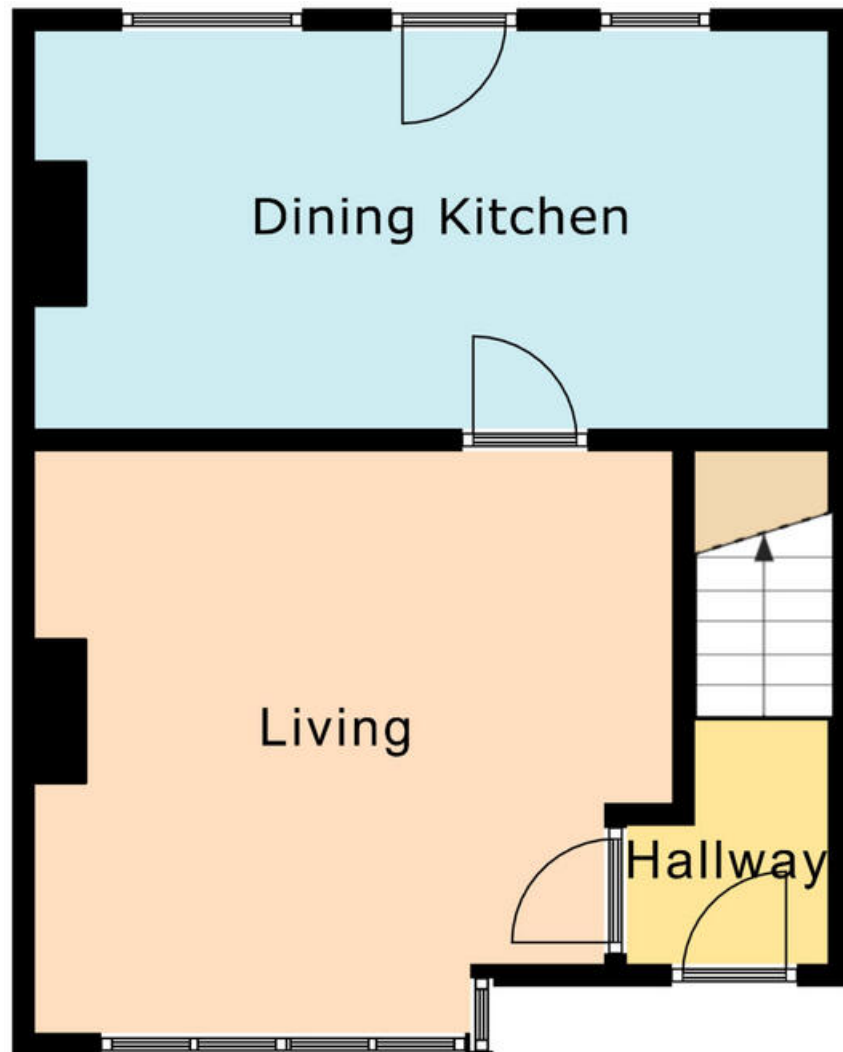
Satellite/Fibre TV Availability:



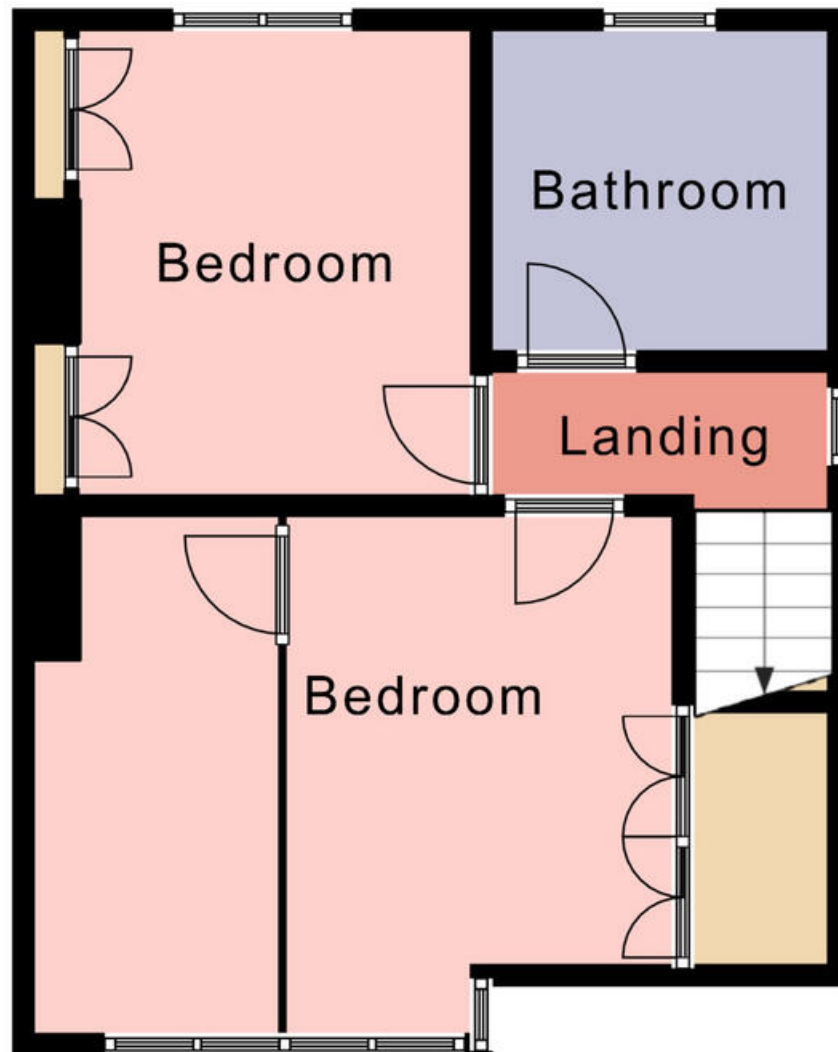




FIELD LANE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Field Lane, Chaddesden, DE21

Energy rating

D

Valid until 16.01.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

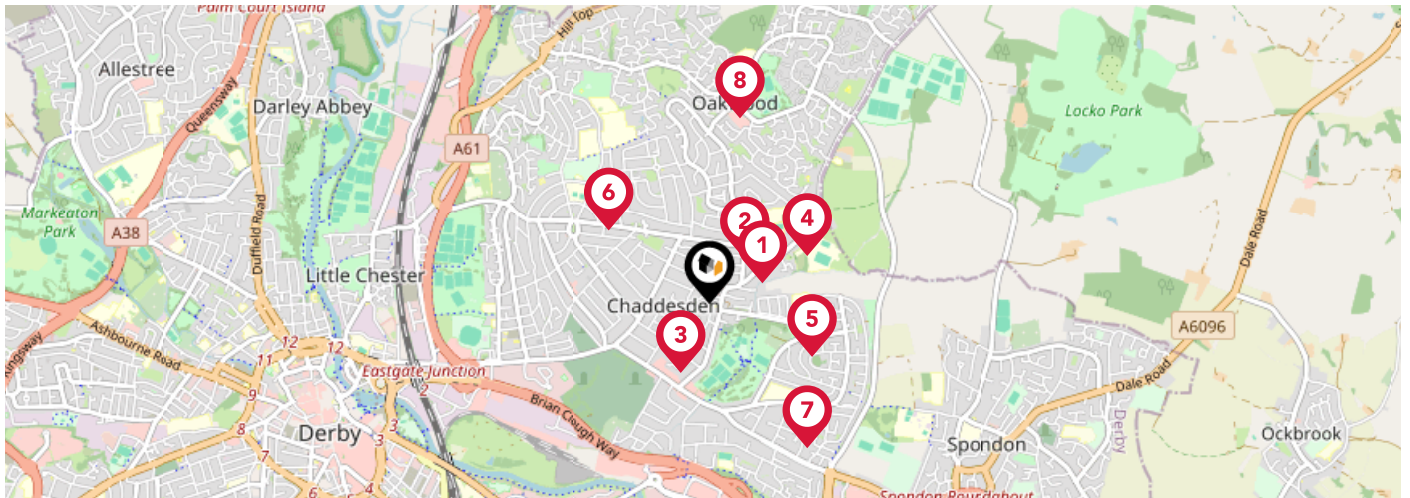
EPC - Additional Data



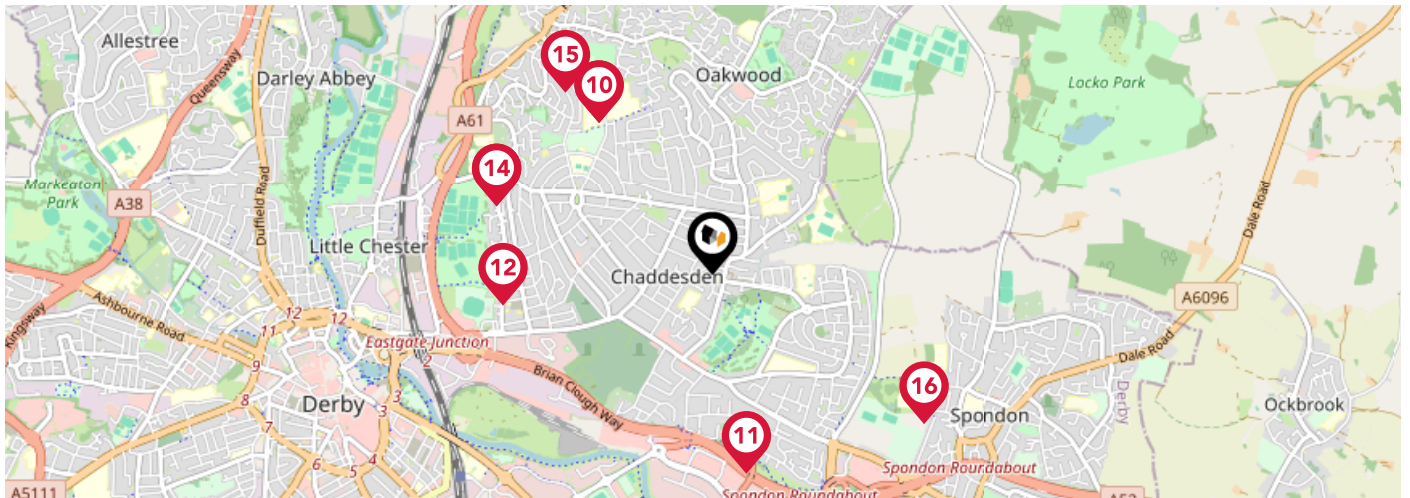
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 71% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 72 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



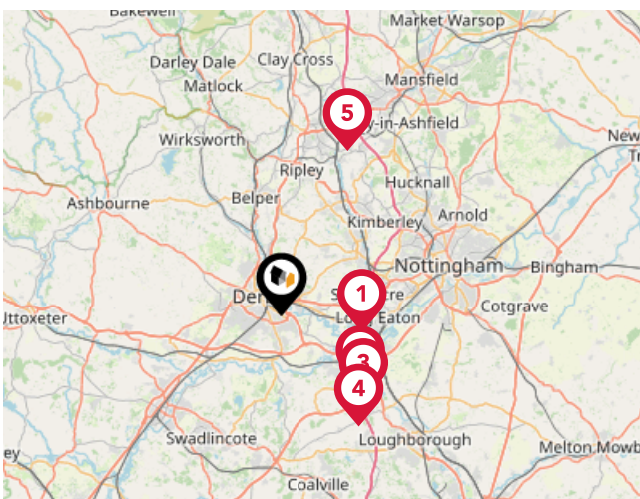
| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



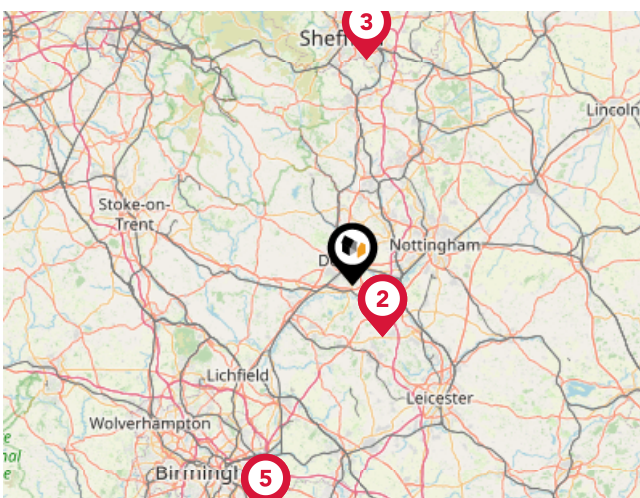
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Derby Rail Station | 1.52 miles |
| 2 | Derby Rail Station | 1.56 miles |
| 3 | Derby Rail Station | 1.59 miles |



Trunk Roads/Motorways

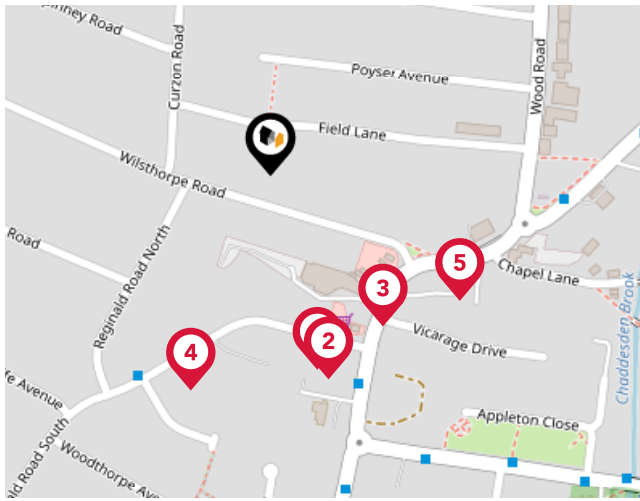
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J25 | 5.77 miles |
| 2 | M1 J24A | 7.59 miles |
| 3 | M1 J24 | 8.43 miles |
| 4 | M1 J23A | 9.53 miles |
| 5 | M1 J28 | 12.65 miles |



Airports/HELIPADS

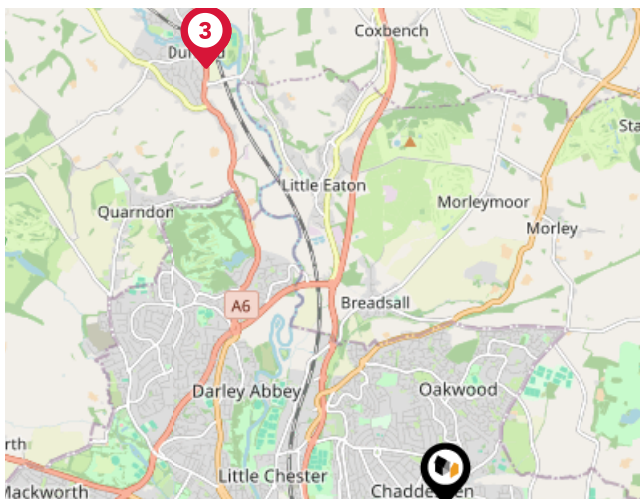
| Pin | Name | Distance |
|-----|---|-------------|
| 1 | East Midlands Airport | 8.48 miles |
| 2 | East Midlands Airport | 8.51 miles |
| 3 | Sheffield City Airport | 32.17 miles |
| 4 | Birmingham International Airport Terminal 1 | 35.34 miles |
| 5 | Birmingham International Airport | 35.34 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Chaddesden Lane | 0.11 miles |
| 2 | Chaddesden Lane | 0.12 miles |
| 3 | Wilmot Arms | 0.11 miles |
| 4 | Sherwood Avenue | 0.13 miles |
| 5 | Wilmot Arms | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Duffield (Ecclesbourne Valley Railway) | 4.44 miles |
| 2 | Duffield (Ecclesbourne Valley Railway) | 4.45 miles |
| 3 | Duffield (Ecclesbourne Valley Railway) | 4.45 miles |



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3

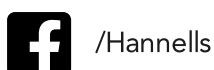


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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